

City of High Point

*Municipal Office Building
211 South Hamilton Street
High Point, NC 27261*



Meeting Agenda

Monday, June 19, 2017

5:30 PM

Council Chambers

City Council

*William S. Bencini, Jr., Mayor
Jay W. Wagner, Mayor Pro Tem
Latimer B. Alexander, IV., Cynthia Y. Davis
James C. Davis, Jason P. Ewing,
Jeffrey J. Golden, Alyce E. Hill,
Christopher Williams*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**REGULAR AGENDA ITEMS****FINANCE COMMITTEE - Council Member J. Davis, Chair**

- [170182](#) U.S. Department of Federal Transit Administration - Title VI Program Council is requested to approve a Title VI program to comply with regulations issued by the U.S. Department of Transportation (DOT). This is required as the City is a recipient of Federal Transit Administration (FTA) funds.
Attachments: [Title VI Program](#)
- [170183](#) Contract - Walker Parking Consultants Council is requested to approve a professional services contract with Walker Parking in the amount of \$95,000 for parking deck structural and operational assessments.
Attachments: [Walker Consulting - Parking Study](#)
- [170184](#) Ordinance - Budget Ordinance Amendment - Market Authority Council is requested to adopt an ordinance amending the 2016-2017 Annual Budget to appropriate funds in the amount of \$35,000 for additional revenue received from Occupancy Tax and Showroom Tax revenue and Business License that have been received above the budgeted amount.
Attachments: [Budget Ordinance Amendment - Market Authority](#)
- [170185](#) Ordinance - Budget Ordinance Amendment - Insurance Reserve Fund Council is requested to adopt an ordinance amending the 2016-2017 Budget Ordinance to increase appropriations in the amount of \$620,000.00 for the Insurance Reserve Fund due to unanticipated increased cost for health care and dentalcare claims.
Attachments: [Budget Ordinance Amendment - Insurance Reserve](#)
- [170206](#) Ordinance - Budget Amendment - Refunding Bonds Council is requested to adopt a budget ordinance amending the 2016-2017 Budget Ordinance to appropriate funds for the issuance of refunding bonds and consequently the retirement of outstanding debt for the Series 2016-GO Refunding Bonds and the Series 2016 W & S Revenue Refunding Bonds.
Attachments: [Budget Ordinance - Refunding Bonds](#)
- [170186](#) Contract - Community Housing Solutions Council is requested to approve a contract with Community Housing Solutions (CHS) in the amount of \$640,535.00 to construct five (5) affordable homes in the Southside neighborhood.

Attachments: [CHS - Southside - Map and Designs V2](#)

- [170187](#) Contract Renewal - The Ferguson Group
Council is requested to authorize the renewal of contract with The Ferguson Group (TFG) for the period of July 1, 2017 - June 30, 2018.

Attachments: [Contract Renewal - The Ferguson Group](#)

- [170188](#) International Home Furnishings Market Authority - 2017-2018 Annual Budget
City Council is requested to consider the FY 2017-2018 annual budget for the International Home Furnishings Market Authority (Market Authority).

Attachments: [High Point Market Authority Budget 2017-2018](#)

- [170189](#) High Point Convention & Visitors Bureau - 2017-2018 Annual Budget/Contract
City Council is requested to consider the annual budget for the High Point Convention & Visitors Bureau (CVB) for FY 2017-2018 and authorize the City Manager to execute contract between the High Point Convention and Visitors Bureau for FY 2017-2018.

Attachments: [High Point CVB Budget - 2017-2018](#)

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

- [170190](#) Resolutions - Conveyance of Property to Community Housing Solutions
Council is requested to adopt resolutions approving the conveyance of five (5) properties to Community Housing Solutions to construct affordable homes in the Southside neighborhood. Properties are identified as: 806 George Place, 605, 608, 610 and 700 Vail Avenue.

Attachments: [Conveyance of Property to CHS](#)

- [170191](#) Ordinance - Demolition of Structure - 324 Amhurst Avenue
Council is requested to adopt an ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 324 Amhurst Avenue belonging to JHS Master Capital, LLC.

Attachments: [324 Amhurst Council Packet](#)

- [170192](#) Ordinance - Demolition of Structure - 806 Meredith Street
Council is requested to adopt an ordinance ordering the Housing Inspector to effectuate the demolition of a dwelling located at 806 Meredith Street belonging to Maria Karkour.

Attachments: [806 Meredith Council Packet](#)

PENDING ITEMS

- [160330](#) Ordinance - Demolition of Structure - 512 Hines Street
Council is requested to adopt an ordinance requiring the building

inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

Attachments: [512 Hines St Council 5-1-17 updated](#)

PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair

[170193](#)

Resolution of Intent - Annexation 17-05

Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 17, 2017, at 5:30 p.m. to consider a voluntary contiguous annexation of approximately 71 acres lying east of Sandy Ridge Road, west of Kendale Road and south of the intersection of Sandy Ridge Road and John Knox Drive. The property is known as Guilford County Tax Parcels 0171336 (portion) 0171341 (portion), 0171316, 0171348, 0171314, and 0171313 (portion).

Attachments: [1. Council ROI Cover Memo - AN17-05](#)

[170194](#)

Resolution of Intent - Annexation 17-06

Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 17, 2017, at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 0.26-acre parcel lying along the south side of E. Martin Luther King Jr. Drive, approximately 875 feet east of Triangle Lake Road (3406 E. Martin Luther King Jr. Drive). The property is known as Guilford County Tax Parcel 0161207.

Attachments: [2. Council ROI Cover Memo - AN17-06](#)

[170202](#)

Conservation Easement for Hartley Drive Project

Council is requested to approve the conveyance of a Conservation Easement as requested by the US Army Corps of Engineers and designated on the 404 Permit for the Hartley Drive Widening Project # 2287.

Attachments: [Hartley Drive Conservation Easement](#)

PUBLIC HEARINGS - Planning & Development Committee

[170157](#)

Ordinance - North Carolina State Employees Credit Union - Zoning Map Amendment 17-03

A request by the North Carolina State Employees Credit Union to rezone approximately 4.2-acres from the Office Institutional (OI) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is

lying along the west side of Westchester Drive, approximately 430 feet south of Chestnut Drive (1638 Westchester Drive). (At the request of the petitioner, this item was deferred at the May 15, 2017 meeting.)

Attachments: [3. Staff Report\(ZA-17-03\)](#)

[170195](#)

Ordinance - Bales Memorial Wesleyan Methodist Church - Annexation 17-02

A request by Bales Memorial Wesleyan Methodist Church to consider a voluntary contiguous annexation of approximately 4.65 acres lying along the north and south sides of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1000, 1001, and 1002 Bales Chapel Road). The property is known as Guilford County Tax Parcel 0160515, 0160166 and 0160150.

Attachments: [5. AN17-02 Staff Report](#)

[170196](#)

Ordinance - Bales Memorial Wesleyan Methodist Church - Zoning Map Amendment 17-04

A request by Bales Memorial Wesleyan Methodist Church to rezone an approximate 0.44-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's zoning jurisdiction, to the Residential Single Family-3 (R-3) District. The site is lying along the north side of Bales Chapel Road, approximately 1,700 feet east of Dillon Road (1001 Bales Chapel Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Attachments: [5. Staff Report \(ZA-17-04\)](#)

[170197](#)

Ordinance - Space Properties, LLC - Zoning Map Amendment 17-05

A request by Space Properties, LLC to rezone an approximate 0.88-acre parcel from a Conditional Use Transitional Office (CU-TO) District to a Conditional Zoning Office Institutional (OI) District. The site is lying at the southwest corner of Eastchester Drive and Plainview Drive (2211 Eastchester Drive).

Attachments: [6. Staff Report \(ZA-17-05\)](#)

[170198](#)

Ordinance - Peters Holdings, LLC - Zoning Map Amendment 17-06

A request by Peters Holdings, LLC to rezone approximately 11.09 acres from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is lying west of Skeet Club Road, north of Whites Mill Road and along both sides of Peters Court.

Attachments: [7. Staff Report \(ZA-17-06\)](#)

[170199](#)

Ordinance - Rehab Engineering, PC - Zoning Map Amendment 17-07

A request by Rehab Engineering, PC to rezone an approximate 0.79-acre parcel from the Light Industrial (LI) District to the Central Business (CB) District. The site is lying along the east side of S. Hamilton Street, approximately 60 feet north of E. Russell Avenue (317

S. Hamilton Street).

Attachments: [8. Staff Report \(ZA-17-07\)](#)

[170200](#)

Resolution - Ghulam Khan - Street Abandonment 17-01

A request by Ghulam Khan to abandon excess right-of-way lying at the southwest corner of S. Main Street and Kendall Avenue.

Attachments: [10. SA 17-01 Staff Report](#)

[170201](#)

Ordinance - Lucky-7 Development Group - Zoning Map Amendment 17-08

A request by Lucky-7 Development Group to rezone an approximate 0.42-acre parcel from a Conditional Use Central Business (CU-CB) District to a Conditional Zoning Central Business (CZ-CB) District. The site is lying at the southwest corner of S. Lindsay Street and W. High Street (100 S. Lindsay Street).

Attachments: [10. Staff Report \(ZA-17-08\)](#)

GENERAL BUSINESS AGENDA

[170203](#)

Declaring a Vacancy - Planning & Zoning Commission
Council is requested to declare a seat on the Planning & Zoning Commission vacant due to a member's excessive absences that will allow for a future appointment by the City Council.

Attachments: [P&Z vacant due -excessive absences](#)

[170204](#)

Human Relations Commission - 6 Month Work Plan
Council is requested to approve the July - December 2017 Work Plan for the Human Relations Commission.

Attachments: [HRC Work Plan - July - December](#)

[170205](#)

Minutes to be Approved

Finance Committee Meeting; Wednesday, May 31st @ 4:00 p.m.

City Manager's Briefing Session; Monday, June 5th @ 4:00 p.m.

Regular Council Meeting; Monday, June 5th @ 5:30 p.m.

Community Housing, Neighborhood Development & Public Safety Committee Meeting; Tuesday, June 6th @ 10:00 a.m.

Prosperity & Livability Committee Meeting; Wednesday, June 7th @ 9:00 a.m.

Attachments: [1. May 31 2017 Finance Committee](#)

[2. June 5 2017 Manager's Briefing](#)

[3. June 5 2017 High Point City Council](#)

[4. June 6 2017 CHND & PS Committee](#)

[5. June 7 2017 Prosperity & Livability Committee](#)

ADJOURNMENT

